



PLACER COUNTY PLANNING DEPARTMENT

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Reserved for Date Stamp

DESIGN/SITE REVIEW APPLICATION

Filing fee: _____ Receipt # _____ File No.: DSA- _____

THE DESIGN REVIEW IS VALID FOR 24 MONTHS (UNLESS IT IS STATED OTHERWISE) OR IT IS EXERCISED BY ACTUAL CONSTRUCTION ONSITE. EXTENSIONS OF TIME MAY BE GRANTED FOR NO MORE THAN A TOTAL OF THREE YEARS AS PROVIDED BY SECTION 20.160(C) OF THE ZONING ORDINANCE. APPLICANT MUST APPLY PRIOR TO THE EXPIRATION DATE.

-----TO BE COMPLETED BY THE APPLICANT-----

1. Name of project _____ Assessor's Parcel Number _____
2. Applicant's name and address _____

Telephone: _____ Fax: _____ E-Mail: _____
3. Contractor's name and address _____

Telephone: _____ Fax: _____ E-Mail: _____
4. Landscape designer's name and address _____
Telephone: _____ Fax: _____ E-Mail: _____
5. Architect's name and address _____

Telephone: _____ Fax: _____ E-Mail: _____
6. Development proposed (include uses, building size, improvements, remodel, etc) _____

7. Number of required parking spaces _____ Number of proposed parking spaces _____

Signature of Applicant

FILING INSTRUCTIONS – DESIGN/SITE REVIEW

To expedite issuance of a Design Review approval, the applicant is required to submit the following along with one copy of the Initial Project Application and Exemption Verification form: (All maps shall be to scale & folded to no larger than 8-1/2" x 11")

Ten (10) copies of the site plan which shows the following: (* Tahoe applications - submit 12 copies of map submittals #1-4)

- Lot location (name of roads, distance from and name of nearest intersecting road, landmarks, etc.);
- Lot dimensions, driveway width, parking space size and building size;
- Location of and use of existing and proposed structures on the property;
- Setbacks from property lines of all buildings, signs, fences, etc;
- North arrow and scale;
- Existing and proposed contours;
- Existing and proposed grading;
- Methods of access to nearest road;
- Pavement widths;
- Off-street parking design;
- Transformer locations;
- Easements;
- Accurately plot, label and show exact location of the base and driplines of all protected trees (native trees 6" dbh or greater, or multi-trunk trees 10" dbh or greater) within 50' of any development activity (e.g.: proposed structures, driveways, cuts/fills, underground utilities, etc.) pursuant to Placer County Code, Chapter 36 (Tree Ordinance).

NOTE: A tree survey prepared by an I.S.A. certified arborist may be required. Verify with the Planning Department prior to submittal of this application.

- Existing rock outcrops, riparian areas or other natural features;
- Location of freestanding lights; and
- Building envelopes.
- Ten (10) copies of the exterior building elevations of all sides of proposed building. Show proposed and/or existing exterior finish of all structures, including all colors proposed for trim, walls, roofing, windows, doors, mechanical equipment, lights, etc.
- Ten (10) copies of proposed fences and walls (show height and material(s). Include trash enclosure location(s), materials, and height (may be included in elevation drawings).
- Ten (10) copies of the landscape plan (see Landscape Design Guidelines)—include size, planting notes, botanical and common names, spacing and number of all plant materials. A registered landscape architect or an approved landscape designer should prepare all landscape plans.
- Vicinity map which shows the location of the subject property in relation to existing County roads and adjacent properties sufficient to identify the property in the field for someone unfamiliar with the area. The distance to the closest intersection of County roads should be shown to the nearest 1/10th of a mile.
- In addition to the above information, the following is typically required prior to Design Review approval:
- Complete irrigation plans.
- Exterior lighting – for freestanding lights, indicate location, height, wattage, type of fixture and materials; for building lights indicate the location and type of fixture.
- Size, location, style, colors, materials and type of illumination of all signs existing and proposed on the property.
- Approval by P.G. & E. of Site Plan showing transformer location (Item # 1 [k] above).
- The relationship of proposed building(s) to all other structures within 100 feet and their height.
- Roof Plan showing roof slope & materials, general size and location of all mechanical equipment and vents, ducts, and other roof mounted items.
- Other pertinent information as required by the Design/Site Review Committee.

If any of this information is not available or will be developed at a later date, please inquire at the Planning Department about a later submittal of such information.